

REPORT OF THE CHIEF OFFICER ECONOMY AND PLANNING – 4 MARCH 2024

APPLICATION NO:
P/2023 /0734

LOCATION:
SUN HOUSE CRANE STREET CEFN
MAWR WREXHAM
LL14 3AB

DATE RECEIVED:
06/10/2023

COMMUNITY:
Cefn

DESCRIPTION:
CADW FFASGIA GWYN I ADEILAD
(ÔL-WEITHREDOL) / RETENTION OF
WHITE FASCIA TO BUILDING (IN
RETROSPECT)

CASE OFFICER:
LP1

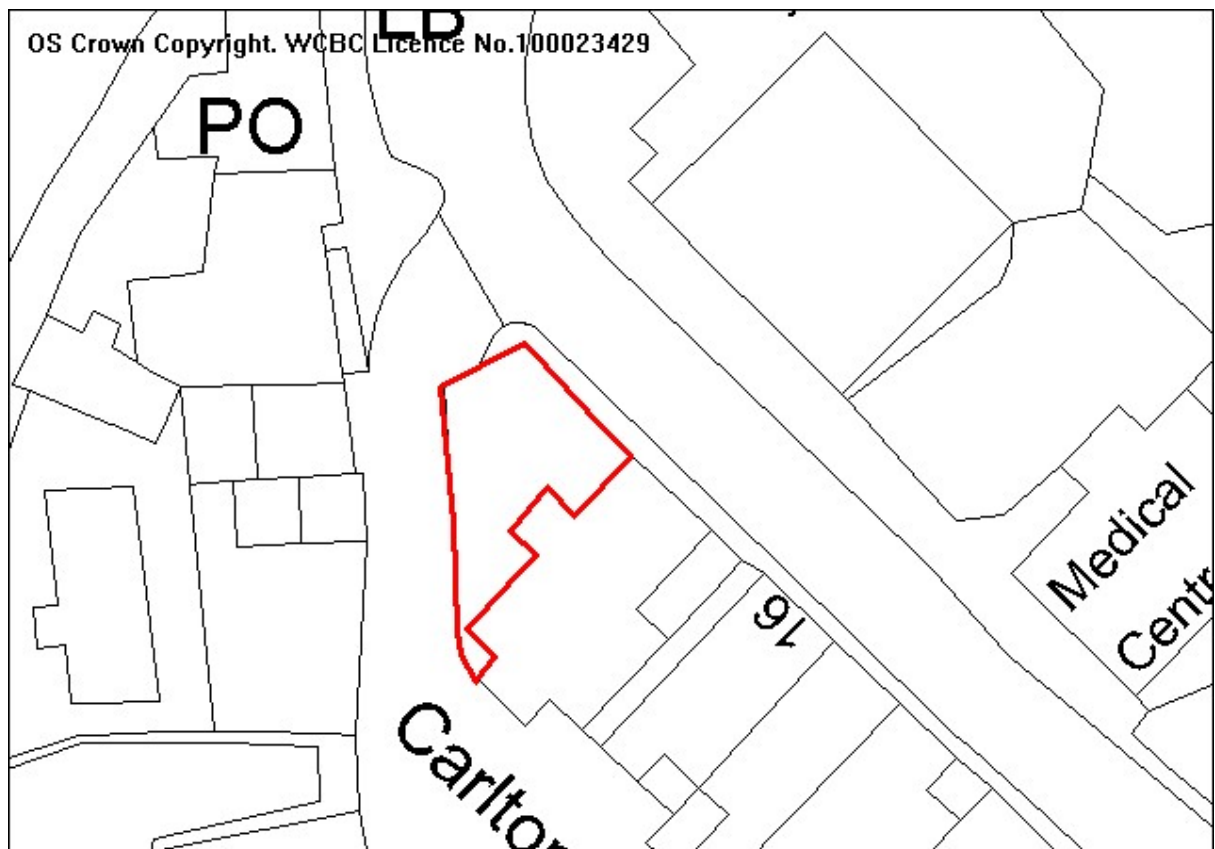
WARD:
Cefn West

AGENT NAME:
MR CONRAD
ANDERSON

APPLICANT(S) NAME:
MR CONRAD ANDERSON

THE SITE

Sun House, a detached property in on Crane Street in Cefn Mawr.



PROPOSAL

Retrospective planning permission is sought to retain white uPVC fascia boards that have been installed on the gable front of the building.

HISTORY

P/2014/0013 Planning app for removal of fascia and replacement with uPVC barge boards. Refused 6/5/14.

An Enforcement Notice was served on 3/12/15 requiring the removal of uPVC boards and replacement with wooden boards painted red. An appeal against the Notice was dismissed on 27/7/2016. The compliance date for the Notice was 27/10/16.

DEVELOPMENT PLAN

Within a defined settlement limit, the Cefn Mawr Conservation Area and the buffer zone for the World Heritage Site. LDP Policies DM1 and SP15 apply.

CONSULTATIONS

Community Council

Objects to the application on the grounds that works would not be in keeping with the character of neighbouring properties due to being in a Conservation Area.

Local Member

Requests the application be reported to committee.

Conservation Officer

Objects and advises that the building lies within the Conservation Area and the use of uPVC is not supported. Sun House is prominently located and the replacement details are of an inappropriate design and material. They neither preserve nor enhance the character or appearance of the Conservation Area.

Site Notice

Expired 22/11/23

Press Notice

Expired 29/11/23

Neighbours

3 Neighbouring properties notified 31/10/23. No comments received

SPECIAL CONSIDERATIONS

Background: An Article 4 direction is in force within the Conservation Area which prevents alterations to any part of a dwelling fronting onto a highway, including alterations to fascia boards, without planning permission being for any such works.

The property is one of four of similar design fronting onto Crane Street within the Cefn Mawr Conservation Area. All 4 properties originally had red painted

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timber fascia boards on the gable front. The fascia boards of two of the neighbouring properties have been changed to white ones. However this was prior to the Article 4 restrictions coming into force in 2006. The adjacent property (no.16) retains the original red painted timber fascia boards.

In 2013 the Council were made aware that the original fascia boards of Sun House had been removed and replaced with white uPVC boards. A planning application (ref. P/2014/0013) for the retention of these boards was refused on 6th May 2014. No appeal was lodged.

An Enforcement Notice was served in December 2015 requiring the removal of the white PVC boards and replacement with wooden fascia boards painted red to match the neighbouring property. An appeal was lodged under Ground A (that planning permission should be granted for what is alleged in the notice). This was dismissed, with the Inspector concluding in that the uPVC fascia boards are detrimental to the character and appearance of the Conservation Area. The date for compliance with the requirements of the Notice was 27/10/16. The works have not been undertaken.

The owner of the property has subsequently passed away and the family are now wishing to sell the building. The unmet requirements of the Enforcement Notice means they have experienced difficulties in finding buyers. The applicant is therefore seeking retrospective planning permission for the retention of the uPVC fascia boards and the withdrawal of the Enforcement Notice.

Impact on Conservation Area: The property is prominent in the street scene being located on a corner of one of the main roads into the Conservation Area. Together with the neighbouring properties, Sun House is constructed of traditional coloured brick and contributes significantly to the overall character of the area.

The traditional coloured red fascia boards, which are still in place on the neighbouring property, are considered a more appropriate finish than the white uPVC boards which have been erected on Sun House. The white boarding detracts from the character of the property and does not enhance or preserve the Conservation Area.

There have been no material change in circumstance since planning permission was previously refused or the Enforcement Notice appeal. Whilst the Council and appeal Inspector would have considered the matter in the context of UDP policies, the requirements of policies SP15 and DM1 are broadly similar. Moreover, the statutory duty imposed by Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 that Local Authorities pays special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas remains in place. The works uPVC fascia boards therefore remain inappropriate for a site within the Conservation Area.

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Whilst the impact the unmet requirements of the Notice are having on applicant's ability to sell the property is noted, this is not a material planning consideration. The applicant's personal circumstances do not outweigh the harm to the character and appearance of the Conservation Area.

CONCLUSION

The retention of the white uPVC boards detracts from the appearance and character of the Conservation Area and is therefore contrary to Policies SP15 and DM1 of the Wrexham Local Development Plan.

RECOMMENDATION: That permission be REFUSED

REASON(S)

1. The uPVC fascia boards have a detrimental impact on the character of the building and fail to enhance or maintain the character of the Cefn Mawr Conservation Area and as such conflict with policies SP15 and DM1 of the Wrexham Local Development Plan.
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